



In This Issue

- > Board Message 1
- > From the Office2
- > Board Minutes Summary.3
- > Homeowners' Services.....4

Board of Directors

President

Cathy Santangelo

Vice President

Tito Cruz

Secretary

Ron Torres

Chief Financial Officer

Casey Myers

Member

Bob Soto

Property Manager

Joe Apparito

**Crown Hills Community Office
Manager**

Elizabeth Martinez
1821 Victoria Park Terrace
Alpine, CA 91901
www.crownhills.org
619.659.3520
crownhills@360hoa.com
office@crownhillshoa.sdcocxmail.com

Office Hours

Monday - Thursday
8:30 AM. - 5:30 PM
Friday 8:00 AM-12:00 PM.

Newsletter-Editor

360 Community Management

Emergency Contact

360 Community Management
10769 Woodside Avenue #210
Santee, CA 92071
619.270.7360
www.360hoa.com

Board Meeting

Crown Hills Clubhouse
Tuesday, June 22, 2021
Time & Location TBD

President's Message

Happy June Crown Hills Community,

My hope is that this message finds you all doing wonderful and you had a nice Memorial Day Weekend. I recognize when you read this, the holiday will be over, but what I want to speak to is a message I hope will resonate regardless of the timing. Holidays come and go, but it seems there isn't always as much thought about what they signify and why these days are observed. To many it is just the excitement of a three day weekend. However, Memorial Day is a very special holiday. It is a time to pause, remember, and reflect on those who have fallen and sacrificed their lives for our country. Memorial Day, is intended to honor the heroes who bravely gave their lives to protect our freedom. It is also a day to say supportive words to those who have served and who stood next to dear friends who died in combat. I was reading an article about Memorial Day. It stated that only 28% of Americans know the true meaning of this holiday. This number was staggering to me, as this holiday once called Decoration Day, was a day where families, friends and Veterans would gather to place flowers on the graves of those who had made the ultimate sacrifice for their country. Today, most celebrate this holiday at the mall shopping sales, at the beach, or at the pool, barbecuing and spending the day with friends and family celebrating the beginning of summer. We are given this gift of time because of the incredible men and women who gave so much to ensure that our rights and freedom were protected.

My father, who recently celebrated his 89 birthday, served in the Navy on an aircraft carrier. Through my life, many of his closest and best friends, were the men he served with. They had a bond that could never be broken, and they shared stories, some hilarious and some heart breaking. I loved every time they came together, because I heard stories about my dad that made me so proud of what a truly good man he is, one I am so proud of, my hero. My dad always wears his Philippine Sea hat with pride. I truly understand why. He had gifted one for each of his friends he served with. I have seen his friends pass over the years and supported my father through his grief. His once large group now consists of him and his best friend Don. They chat daily, reminisce and laugh, and both still proudly wear their hats. My dad lost his one day, and he was devastated. We searched everywhere! Thankfully we found them on the internet. We bought a few so he would never have to feel lost or disconnected from this special part of his history. I think about these relationships and our Veterans, and about the bonds created during probably some of the most frightening times in their lives. I can see where their experiences would bring them together to unite, to trust in ways some of us may never have to imagine, putting our lives in the hands of others. Service to our country is something we should honor and give thanks, and I thank Casey and Tito for both serving our country. Many of these everyday heroes continue to serve our country in different ways other than military service because they possess a servant's heart. This is the root of who they are as a person.

This made me think about the true definition of service. It is the "action of helping, doing work for someone". Millions of people voluntarily provide service in their communities by being part of Rotary, Kiwanis, the Knights of Columbus, and non-profits. Service is also volunteering to be on a board or being part of a committee in our HOA. I see service happen daily in our community, and it humbles me. Neighbors who kindly pick up trash on their daily walks, and those who show up monthly at our board meetings to discuss Crown Hills because they care and want to protect our community.

Continued on page 2

President's Message continued from page 1

These acts of service are done out of kindness, consideration, and are a sacrifice of time. There are many daily servants out there, each deserve a round of thanks for their dedication to making our community a better place. I want to thank my fellow Board members, Tito, Ron, Casey, Bob, Elizabeth and Joe, because many may not see all they do behind the scenes on a daily basis. Many may not understand everything our committee members do to make our community what it is. They show up and we can count on them to always be there. I am so very grateful for all those who dedicate their time and service to Crown Hills. I was reading past messages from June to see what was happening at this time over the years. In 2019 I was recognizing and thanking our Governing Documents Committee and our co-chairs, Becky and Diane, who had dedicated so much time to working on our community's governing documents. That committee's hard work is a part of our everyday lives and makes Crown Hills what it is today.

To all of our Crown Hills community members who have served in our military, and to those who possess a servant's heart on a daily basis, I want to say thank you. Thank you for your time, thank you for your sacrifices and thank you for caring. Our world needs more people out there like this, people who show up. It isn't about simply saying something, but it is about taking action. They will not remember what you said, but what you did and how you made them feel! Cat Santangelo, President



Community Road Sealing

Please look for information from Eagle Paving. All residents will be notified as soon as the schedule is available.

Important Pool Rule Reminders

- ✓ Per SD County regulations—the pool gate must be closed at all times! **Do Not** prop it open!
- ✓ **Do not** open the pool gate for anyone! All homeowners have a fob to gain access.
- ✓ All food and beverage must be stored in unbreakable containers (NO GLASS).
- ✓ Alcoholic beverages are **prohibited**.
- ✓ Persons who are **not toilet-trained** may not use the pool or spa. Wader pool is allowed.
- ✓ You must be over 4' 6" tall to be in the spa.
- ✓ Violation letters will be issued to offenders, remember there's 24/7 video surveillance in the pool area.

No Parking on Victoria Park Terrace

Some of you have noticed that recently the County of San Diego added Bike Lanes along Victoria Park Terrace. To our surprise this eliminated on street parking on Victoria Park Terrace as well! We have reached out to the County Representative to see if there's anything they can do to help us get all or at least some of the parking back. I encourage all residents to call the San Diego County and make your voice heard. If it's recommend for residents to sign a petition, Information will be provided in the July Newsletter.

Community Yard Sale in July

Restrictions easing! Watch the July news for details.

Bird Feeders

Do not place bird feeders on common area grounds. They attract squirrels, rats and gophers! These critters are damaging our community slopes. We appreciate your help!

Volunteers Needed

Our community is very active and we would like to keep it going. We need volunteers for the Architectural committee. Please let us know if you are interested in being part of a committee.



Clubhouse Activities

Cancelled until further notice

- Mondays** - Alpine Choral Rehearsal 7-9 pm
- Wednesdays** - Card Games & Snacks 9:00 am
Contact Shirley 619.659.0562
- Third Wed** - Alpine Fire Safe Council 7:00 pm
- Third Fri** - Community Game Night 6:30 pm
Contact Kathi 619.445.1174
- Fourth Tue** - CHCA Board Meeting 6:30 pm

Hot Topics - Tennis Courts Resurfacing-Update

Tentative resurface date is Mid July.

As soon as we have the schedule we will post it on the tennis court gates and bulletin boards!

Board Minutes Summary - May 25, 2021

Presidents Message on page 1

Approval of Previous Meeting Minutes

- The Board reviewed the Open Session Meeting Minutes of April 27, 2021. A motion was made, seconded, and carried (MSC) to approve the Minutes as presented.
- The Board reviewed the Executive Session Meeting Minutes of April 27, 2021 in which the Board reviewed the violation log, the delinquent account log, reviewed homeowner correspondence, discussed slope erosion issues and met with a Homeowner at their request. MSC to approve the minutes as presented.

Financial Report

Period Ending 4/30/2021: The Operating Account balance is \$116,190. The total Reserve Account balance is \$821,336. The Accounts Receivable balance is \$5,085. Monthly Income was \$64,788 with expenses of \$62,045. Total assets are \$942,811. MSC to approve the financial report as presented for filing pending independent financial review.

2021 Reserve Study: The Chief Financial Officer and Management are working to update this year's draft for final approval of the Board.

Committee Reports

Architectural: Ten (10) new requests received. Four (4) had an initial review and approval. Twenty-six (26) were finalized at this time. One request was denied at this time.

Landscape: The Board reviewed an inspection report for this period.

The Board reviewed a proposal from Westwind to remove overgrown Acasia from the slope by the tennis courts and in Middle Park. After review and discussion, MSC to approve the proposals as submitted for a total cost of \$1,925.

Pool/Spa: New pool furniture delivery is tentatively scheduled for the first week of June.

Unfinished Business

County Health Update: The State is set to eliminate all tiers on June 15, 2021.

Community Asphalt Maintenance: The Community and Eagle Paving will begin scheduling asphalt repairs and sealing. Notices will be distributed to all residents with additional information and instructions for this project.

Asphalt Speed Hump Proposal: A proposal from Eagle Paving for installation of a speed hump at the corner of Larkspur and Begonia was reviewed. This work will be scheduled with other asphalt repairs.

New Business

Tennis Court Maintenance/Repair: Ferandell Tennis Courts, Inc. is tentatively scheduled to resurface the tennis courts in mid-July. The Board reviewed a proposal from Ferandell to replace the old and damaged wind screens. MSC to approve the proposal for a cost of \$5,175. The Board reviewed a proposal to install a pickleball net system. MSC to approve the proposal as submitted for a cost of \$2,615.

Storage Buildings Maintenance Proposals: The Community is seeking proposals for wood repair/replacement, prep & painting of the storage buildings in the RV Lot.

Community Center Building Painting Proposals: The Community is seeking proposals for needed wood repair/replacement, prep & painting of the community building.

Back Country Land Trust Update: Jon Green from Back Country Land Trust, a State funded nature restoration organization. He provided an update on restoration activities around the community and to answer any questions.

2021 Annual Meeting & Election: The Annual Meeting of Members & Election is scheduled for Tuesday September 28, 2021 at 6:00 p.m. in the Community Clubhouse. MSC to appoint Becky Schooler as the Inspector of Election (IOE). The IOE shall confirm the validity of all ballots submitted and shall tabulate the ballots at the Annual Meeting. There are three (3) board seats up for election this year with a term of two (2) years.

Homeowners Open Forum Members were free to speak on any matter of interest to the Community.

Crown Hills News - Page 4

Services Offered by Crown Hills Residents

To place an ad, please call the office, or email, or use the form on the "Contact Us" page on the website.

Crown Hills is not responsible nor liable for any services offered in this newsletter. None of the individuals listed are endorsed in any way by Crown Hills.

ACCOUNTING/INSURANCE/LEGAL/LOAN

Notary Service - Carol Shue. Call 619.219.1996

Insurance - Get a free quote for home, auto insurance, RV's, commercial and health insurance from a trusted Crown Hills neighbor. Contact agent Sue Keller at 619.540.6574 or skeller25@cox.net

Farmers Insurance, Bob Soto - Call 619.772.6464 or stop by my office 1730 Alpine Blvd Ste 119, for ALL your insurance needs, including home policies that are being non-renewed by your current carrier.

Attorney - Lena Ghianni, Family Law (divorce, child custody, support), Probate, Estate Planning. LG Law APC 858.602.3620

lghianni@lglawsd.com

Attorney - Rebecca Ocain. Expertise in Family Law, Estate Planning, and Criminal Defense. Over 16 years of experience. 619.431.1076.

rocain@rebeccaocainlaw.com

Home Loans - VA, FHA, USDA, and Conventional. First time homebuyers and no down payment options. Mark Lindsay, Resident since 2001. 619.838.1511 iServe Residential Lending. Great rates!

MT Security & Investigation's We offer Surveillance's and all types of Investigations. Training to get a guard card or Firearms permit available. Call 619.303.3104 or www.mtsecurityandinvestigations.com

Wealth Management - CCMi offers fee-only financial planning and investment management services for individuals and business owners. Website: www.mycctmi.com, call at 619 298 3993 or email Brian brian@mycctmi.com

HEALTH & BEAUTY

Jewelry Sales - Authentic traditional art from South America by a local designer and Mom. Call Mariella @ 619.793.4780 www.mariellarocha.com

Beaded Jewelry - Grand Opening of Igugu Beads! Fun and affordable jewelry! Unique earrings, necklaces, and lanyards. Sign up and get a 20% discount code. www.igugubeads.com
www.grastontechnique.com

Rodan + Fields Skincare - Dermatology based skincare for men and women. Focused on the face, but offering other essentials such as: sunless tanner, sunscreen and lip shield. Carole 540.470.0673.

HOME CLEANING, MAINTENANCE & REPAIR

Vanderbilt Painting - Owned & operated by Kevin Marks +10 years' experience in Residential & Commercial/ Interior & Exterior. Please call for a free consultation. 619.885.5455. CA LIC. #1010624

Artificial Grass and Hardscape - Beautify and reduce water bills with turf, pavers, flagstone and drought tolerant plant installation. Call Randy 619.787.8987

Love That Entry Look? - Call for veneer application, walls and voltage lighting. Also Garage door springs. Randy 619.787.8987.

NORWEX - Radically reduce harsh chemicals in your home, save time & money. Clean using water only! Order at <https://denisekeneally.norwex.biz>. or call Denise at 619.990.4352.

REALTY SERVICES

Alpine Realty - Dee Broughton 28 yrs. Experience. 2% commissions available. Save thousands, call Dee for your market analysis & sale at 619.445.3310

Kathie Pelletier - Your neighborhood professional Real Estate Consultant. Over 20 years' experience, latest neighborhood updates available. BRE #00903337 Call 619.445.1174 or 619.227.9092.

Lisa Ruiz, Realtor - 2015 Top 10 Realtor in East County/#1 in Big Block Realty - Award winning team makes customer service our #1 priority 619.464.5472 www.lisaruiteam.com BRE #01846748

Mike Wilmers Realtor, Genuine Home Team - Experienced. Prompt. Client-Centered. Use the #1 Team at East County's #1 Brokerage, Keller Williams East San Diego. Call 619.277.2232 DRE# 00872511

Jessica Wolf, Realtor - Keller Williams Realty, San Diegan with a passion for turning real estate dreams into realities. Please let me know how I can help 619.250.0962 DRE#02113690 jwolf@kw.com

MUSIC LESSONS/ENTERTAINMENT

Music Lessons & Performance - Beginner Guitar & Piano lessons. Beginner to advanced drumming. Classic Rock & 80's - 90's bands. 619.540.3659 www.alpinemusiclessons.com

Guitar Performance/Instruction - University instructor with six CDs (on iTunes) Classical, Nuevo, Flamenco, Jazz, Pop. Weddings, parties, All level lessons Miles 619.659.0577. www.milesclassicalguitar.com

MISCELEANOUS

BOFFO Entertainment - We offer, balloon artists, airbrush face & body painting, clowns, bubbles, interactive games, crazy hair painting & photo booths & more. Website: www.boffoentertainment.com 619.760.6304

Original Hand-Made Items, and original artwork. Search Pattinadegoods on [Etsy.com](https://www.etsy.com). or visit in-home studio. Call Patti at 619.820.3707

SPEED LIMIT IS 20 MPH PLEASE SLOW DOWN!

Residents of Crown Hills are welcome to submit ads in writing or via email office@crownhillshoa.sdcoxmail.com

3 line maximum- Ads published as space permits

If advertising a business, it must be your business and be in compliance with any local, state or federal laws, including a valid license or permit if applicable.

Crown Hills is not responsible for verifying your information is correct. However, we reserve the right to pull your ad if you do not meet these requirements. Crown Hills is not liable for nor recommends any listed services. This page is a courtesy to Crown Hills residents only and is not published online.



You can receive this Newsletter by email! Save trees and sign up at the Crown Hills Office to receive your HOA News electronically. Homeowners can also receive other important information via email like Association updates, courtesy notices and reminders.